094.0	0004	0009.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	635,800 /	635,800
					USE VALUE:	635,800 /	635,800
					ASSESSED:	635,800 /	635,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		PETER TUFTS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRAY ANNE/LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	6 PETER TUFTS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GRAY ANNE/LIFE ESTATE -
Owner 2:	-
Street 1:	6 PETER TUFTS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .101 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 1152 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4384.000	249,700		386,100	635,800
Total Card	0.101	249,700		386,100	635,800
Total Parcel	0.101	249,700		386,100	635,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 551.91 /Parcel: 551.91

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 094.0-0004-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	249,700	0	4,384.	386,100	635,800		Year end	12/23/2021
2021	101	FV	242,500	0	4,384.	386,100	628,600		Year End Roll	12/10/2020
2020	101	FV	242,600	0	4,384.	386,100	628,700	628,700	Year End Roll	12/18/2019
2019	101	FV	208,100	0	4,384.	391,600	599,700	599,700	Year End Roll	1/3/2019
2018	101	FV	214,900	0	4,384.	292,300	507,200	507,200	Year End Roll	12/20/2017
2017	101	FV	214,900	0	4,384.	264,700	479,600	479,600	Year End Roll	1/3/2017
2016	101	FV	214,900	0	4,384.	253,700	468,600	468,600	Year End	1/4/2016
2015	101	FV	203,100	0	4,384.	215,100	418,200	418,200	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRAY ANNE/LIFE	69755-577		8/11/2017	Convenience	1	No	No		Remainder Richard P Gray III --> Trust
GRAY ANNE,	69755-570		8/11/2017	Convenience	1	No	No		
GRAY RICHARD P	67998-571		9/12/2016	Convenience	1	No	No		
GRAY RICHARD P,	66938-326		3/16/2016	Convenience	1	No	No		
	10755-309		2/15/1965			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/9/2018	1464	Re-Roof	16,433	C				
11/17/2003	998	Redo Kit	30,000	C		G6	GR FY06	GUT REMOD OF KIT
9/2/2003	738	Redo Bat	18,000	C		G6	GR FY06	GUT REMOD OF BTH

ACTIVITY INFORMATION

Date	Result	By	Name
8/16/2018	MEAS&NOTICE	BS	Barbara S
12/10/2008	Entry Denied	197	PATRIOT
8/2/2005	Permit Visit	BR	B Rossignol
2/1/2000	Meas/Inspect	197	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4384		Sq. Ft.	Site		0	70.	1.26	5									386,064						386,100	

USER DEFINED

User Acct	61710
GIS Ref	
GIS Ref	
Insp Date	08/16/18
!7744!	
Prior Id # 1:	61710
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/30/21	06:06:13

LAST REV

Date	Time
01/17/19	14:52:52
danam	
7744	

Patriot Properties Inc.

Total AC/HA:	0.10064	Total SF/SM:	4384	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	386,064	Spl Credit		Total:	386,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	P		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98402047
Adj $ / SQ:	172.696
Other Features:	69500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	306753
Depreciation:	57056
Depreciated Total:	249697

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	2003
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

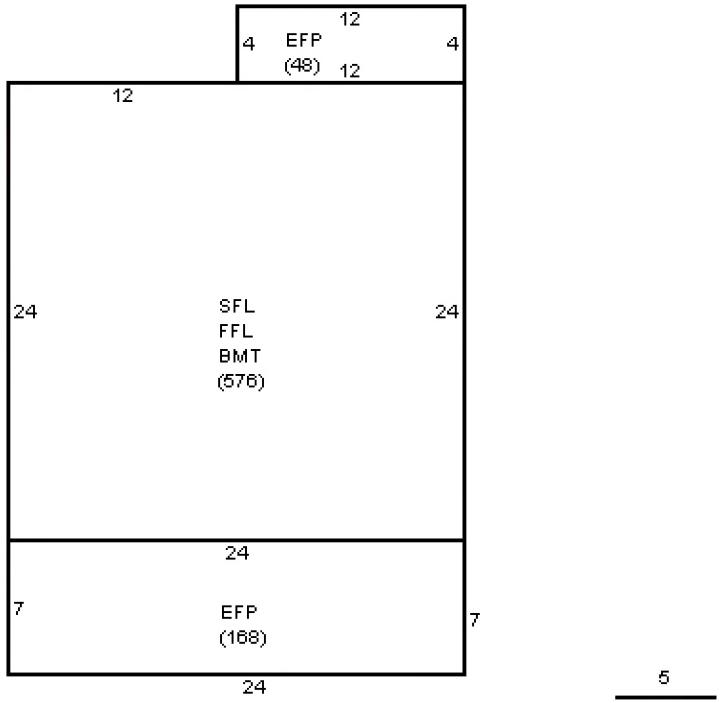
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	172.70
Special Features:	0	Val/Su Net:	128.45
Final Total:	249700	Val/Su SzAd	216.75

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	576	51.810	29,842
FFL	First Floor	576	172.700	99,473
SFL	Second Floor	576	172.700	99,473
EFP	Enclos Porch	216	39.190	8,466

Net Sketched Area:	1,944	Total:	237,254
Size Ad	1152	Gross Area	1944	FinArea	1152
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

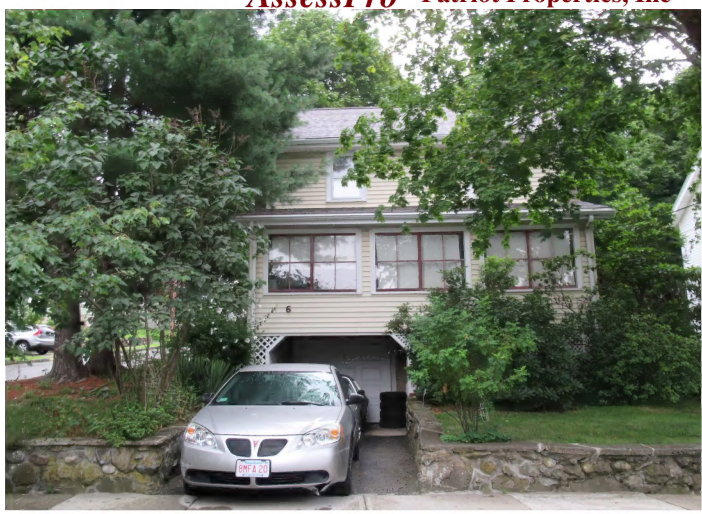
SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

094.0-0004-0009.0

IMAGE

AssessPro Patriot Properties, Inc